



Via E-Mail

<http://dbedt.hawaii.gov/hcda/submit-testimony/>

November 30, 2021

The Honorable Susan Todani, Chairperson
And Members of the Hawaii Community Development Authority;
Kalaeloa Authority
547 Queen Street
Honolulu, Hawaii 96813

Comments in Support of Development Permit Application of Gentry Kalaeloa LLC; Permit Number KAL 21-005; Tax Map Key: (1) 9-1-013: 197, 198 and 199, for Proposed Ka’ulu Residential Community Project in the Kalaeloa Community Development District.

Wednesday, December 1, 2021, 9:00 a.m., Online via ZOOM, Livestream via You Tube

The Land Use Research Foundation of Hawaii (“LURF”) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers, and utility companies. The mission of LURF is to advocate for reasonable, rational, and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii’s significant natural and cultural resources, and public health and safety.

LURF submits that there are ample facts and substantiation to **support approval of the Development Permit Application of Gentry Kalaeloa LLC (“Gentry”) to build a proposed Ka’ulu Residential Community Project (“Ka’ulu”) in the Kalaeloa Community Development District.**

Factual Background

Gentry is pursuing a Development Permit from the State from the Hawaii Community Development Authority (“HCDA”) to build 390 much-needed homes (including 87 reserved affordable units) for Oahu residents, which is the first new residential development in Kalaeloa in decades and will allow more people to conveniently live and work in that community.

LURF's Position

LURF Supports the Issuance of a Development Permit to Gentry for its Ka'ulu Project, based upon the following:

- 1. Ka'ulu satisfies of all requirements for approval of a Kalaeloa Development Permit.** Based on the information in Ka'ulu's Permit Application and the HCDA Presentation Hearing Staff Report, LURF believes that the Project satisfies all the requirements for approval of a Kalaeloa Development Permit, as follows:
 - Consistency with the Kalaeloa Master Plan: Ka'ulu advances the goals, policies, and objectives of the Kalaeloa Master Plan;
 - Consistency with the Kalaeloa Rules: The Project complies with the Kalaeloa Rules relating to *Land Use and Zoning, Street Trees, Building and Frontage Types, Building Placement, Building Form – Height & Density, Architectural Standards, Landscaping, Recreational Space, Parking, Loading, Short-and Long-term Bicycle Parking, Green Building (including controlling stormwater runoff, heat island reduction, and water efficient landscaping), Large Lot Development, Historical and Cultural Sites, Dedication of Public Facilities, Reserved Housing, and all relevant Development Standards; and*
 - Compatibility with the Kalaeloa Community Development District: The information provided supports a finding that the Project proposal will not have a substantial adverse effect on the surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.
- 2. Housing and affordable housing.** Ka'ulu will construct a total of 390 much-needed homes for Hawaii residents who are owner-occupants and reserving at least twenty percent (20%) of the total residential floor area as 87 reserved affordable housing units. The reserved housing units will be priced to be affordable to households meeting asset and other requirements, including an adjusted gross income that does not exceed 140% of Oahu's median income, and will include resale restrictions to maintain the affordability of the units.
- 3. A livable community – more open space and recreational space.** The Project is planned to include open space (417,446 sf) and recreational space (125,042 sf) that exceed the Kalaeloa requirements.
- 4. Sustainable site design.** Ka'ulu will include stormwater quantity and quality control; covered stalls for each residential unit (thus minimizing the heat island effect); water efficient landscaping irrigation systems; use of native plants that are drought tolerant; and pedestrian and bicycle greenways throughout.

5. LEED Gold standard project with energy efficient, green-built homes.

Amongst the many attributes of Ka'ulu, the Project will be constructed to achieve a minimum level of LEED-Homes "Gold," under the Leadership in Energy and Environmental Design ("LEED") rating system. Ka'ulu will be comprised of energy-efficient, green-built homes with standard components that are planned to include energy-saving appliances, spray foam insulation, solar water heating, Low-E dual-paned windows, central A/C with 20-SEER rating, LED lighting, light-colored roofs, insulated roll-up garage doors, and provisions for electric car charging stations. Single-family homes will be PV-ready and natural shading and ventilation to be incorporated into the design.

6. Economic Benefits. Moreover, economic benefits of Ka'ulu are expected to include:

- 150+ jobs annually during construction, and additional permanent maintenance and operating jobs;
- Millions of State and City taxes and fees;
- Approximately \$700,000 of additional annual property tax revenues; and
- Increased customer base for nearby businesses in Kalaeloa and surrounding areas.

LURF supports the findings in the HCDA staff report and believes that any issues raised in the staff report can be addressed in future proceedings.

HCDA's approval of Gentry's Development Application will also support and help enable the State of Hawaii to attain several broader, critical objectives, including the following:

- Production of more housing and affordable housing for local residents;
- Sustainable site design, building practices, and facilities;
- Progress towards achieving its energy efficiency and renewable energy goals; and
- Long-term economic benefits for Oahu.

Conclusion

In view of the above comments and considerations; and the fact that HCDA's approval of the subject Development Permit would, in LURF's opinion, be incontrovertibly consistent with the State's plans and long-term objectives relating to the Kalaeloa Community Development District, housing, and renewable energy, as well as with the demands and interests of the local community, we respectfully request that HCDA approve and support Gentry's permit application for Ka'ulu.

Your consideration is greatly appreciated. Thank you for the opportunity to present testimony regarding this important development.